185.A	0003	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,163,500	/	1,163,500
USE VALUE:	1,163,500	/	1,163,500
ASSESSED:	1,163,500	/	1,163,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURPHY JULIE M
Owner 2:	
Owner 3:	
Street 1:	54 HATHAWAY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	QUIGLEY MICHAEL E -
Owner 2:	MURPHY JULIE M -
Street 1:	54 HATHAWAY CIR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .384 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1959, having primarily Clapboard Exterior and 2292 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16730.000	516,900	1,300	645,300	1,163,500
Total Card	0.384	516,900	1,300	645,300	1,163,500
Total Parcel	0.384	516,900	1,300	645,300	1,163,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 507.64 /Parcel: 507.64

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 131565

GIS Ref

GIS Ref

Insp Date 05/19/16

!14409!

PREVIOUS ASSESSMENT

Parcel ID 185.A-0003-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	516,900	1300	16,730.	645,300	1,163,500		Year end	12/23/2021
2021	101	FV	502,500	1300	16,730.	645,300	1,149,100		Year End Roll	12/10/2020
2020	101	FV	502,500	1300	16,730.	645,300	1,149,100	1,149,100	Year End Roll	12/18/2019
2019	101	FV	371,000	1300	16,730.	645,300	1,017,600	1,017,600	Year End Roll	1/3/2019
2018	101	FV	371,000	1300	16,730.	543,900	916,200	916,200	Year End Roll	12/20/2017
2017	101	FV	371,000	1300	16,730.	497,800	870,100	870,100	Year End Roll	1/3/2017
2016	101	FV	253,300	1300	16,730.	424,100	678,700	678,700	Year End	1/4/2016
2015	101	FV	210,100	1400	16,730.	368,800	580,300	580,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:57:18

LAST REV

Date	Time
09/07/16	10:32:28

apro

PAT ACCT. 14409

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
QUIGLEY MICHAEL	1335-110		4/6/2007	Family		No	No		Julie Quigley changed name to Murphy
MULANI GAIL A	1289-85		8/20/2004		562,000	No	No		
SNEATH RAYMOND	1131-110		8/26/1994		242,000	No	No		Y

USER DEFINED

Prior Id # 1:	131565
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/30/2015	1971	Heat App	12,000					
8/5/2015	1088	Addition	277,500		8/5/2015			Demo existing kitc
5/8/2013	654	Renovate	17,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2016	Measured	PT	Paul T
5/19/2016	Permit Visit	PT	Paul T
5/19/2016	Left Notice	PT	Paul T
6/5/2013	Info Fm Prmt	EMK	Ellen K
10/23/2008	Meas/Inspect	197	PATRIOT
1/15/2005	MLS	MM	Mary M
1/6/2000	Meas/Inspect	163	PATRIOT
7/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16730		Sq. Ft.	Site		0	70.	0.55	7									645,335						645,300	

Total AC/HA:	0.38407	Total SF/SM:	16730	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	
Total:	645,335	Spl Credit		Total:	645,300				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.14157295
Const Adj.:	0.99989998
Adj $ / SQ:	154.097
Other Features:	115304
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	579484
Depreciation:	62584
Depreciated Total:	516899

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

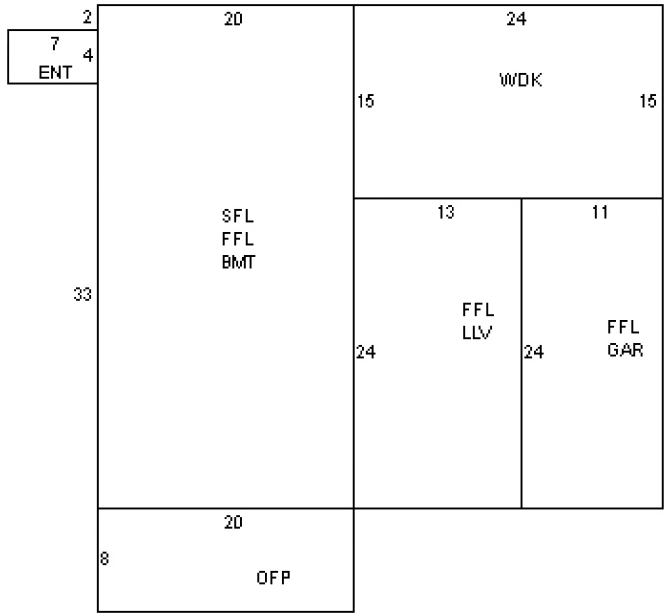
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	169.51
Special Features:	0	Val/Su Net:	127.95
Final Total:	516900	Val/Su SzAd	241.99

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,356	154.100	208,955
BMT	Basement	780	46.230	36,059
SFL	Second Floor	780	154.100	120,196
WDK	Deck	360	8.780	3,160
LLV	Lower Level	312	101.420	31,641
GAR	Garage	264	24.470	6,459
OFP	Open Porch	160	26.810	4,290
ENT	ENTRY	28	26.400	739
	Net Sketched Area:	4,040	Total:	411,499

Size Ad	2136	Gross Area	4040	FinArea	2292

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

185.A-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
8	Pool A-O	D	Y	1	30	A	AV	2006	47.92	T	10.4	101			1,300			1,300
2	Frame Shed	D	Y	1	48	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:	1,300	Total Special Featues:		Total:	1,300